

UNDER CONSTRUCTION

6,000 SQ FT (557.4 Q M)

A HIGH EAVES, NEWLY DEVELOPED BUSINESS UNIT TO LET

EXCELLENT ROAD LINKS TO THE A23/M23 & A27



PERMITTED CONSENTS FOR USE CLASSES E, B2 & B8

UNIT 9 FIRSLAND PARK ESTATE

ALBOURNE ROAD

ALBOURNE

WEST SUSSEX

BN6 9JJ

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
01403 282519 hrr.commercial@henryadams.co.uk henryadams.co.uk

Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Firsland Park Estate is situated approximately 7 miles southwest of Burgess Hill, 12 miles northwest of Brighton and approximately 3 miles to the northeast of Henfield Village. The estate entrance is located on the northern side of Henfield Road (B2116), between Wineham Lane and Twineham Lane. The A23 linking the M23 and A27 lay approximately 3 miles to the immediate east. A location plan is best viewed online through Google Maps by typing in the estate's postcode BN6 9JJ

Major Road Connections	Distances in Miles
A23	3 miles east
Gatwick via A23	20 miles north
M23 (Junction 11) via A23	12.8 miles northeast
A27	8.6 miles south

DESCRIPTION

Firsland Park Estate is a 12 acre multi-let business park, comprising both new and old industrial units, workshops and open storage land. The subject unit under construction is situated on the eastern boundary of the site, the unit will be available from January 2026.

ACCOMMODATION

Gross Internal Area 6,000 sq ft (557.4 sq m)

PROPERTY FEATURES

- 18x car parking spaces, plus parking for an HGV
- 7.1m eaves height, rising to 8.8m apex height
- Smooth floated finish concrete floor (200 mm)
- Insulated roof, walls and loading doors
- 4x electric roller shutter loading doors – 4.0m (H) x 3.8m (W)
- Steel personnel access doors
- Disabled WC & Kitchenette
- 3 phase power supply
- Low Energy Lighting
- 10% natural roof lighting
- Secure perimeter metal fencing

TERMS

The unit is being offered for rent upon a new, fully repairing and insuring lease basis for a term to be agreed. A minimum three-month rental deposit will be required. The lease will be excluded from the Security of Tenure Provisions of the 1954 Landlord & Tenant Act (Part II).

RENT

£84,000 + VAT per annum exclusive, payable quarterly in-advance.

PLANNING CONSENTS

The planning permission granted allows for Use Classes E (Commercial, Business & Service), B2 (General Industrial) and B8 (Industrial or Storage & Distribution), as defined within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

To be assessed upon completion and signing off of building regulations.

ENERGY PERFORMANCE RATING

To be assessed upon completion and signing off of building regulations.

VIEWING ARRANGEMENTS

By appointment with sole letting agent's Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

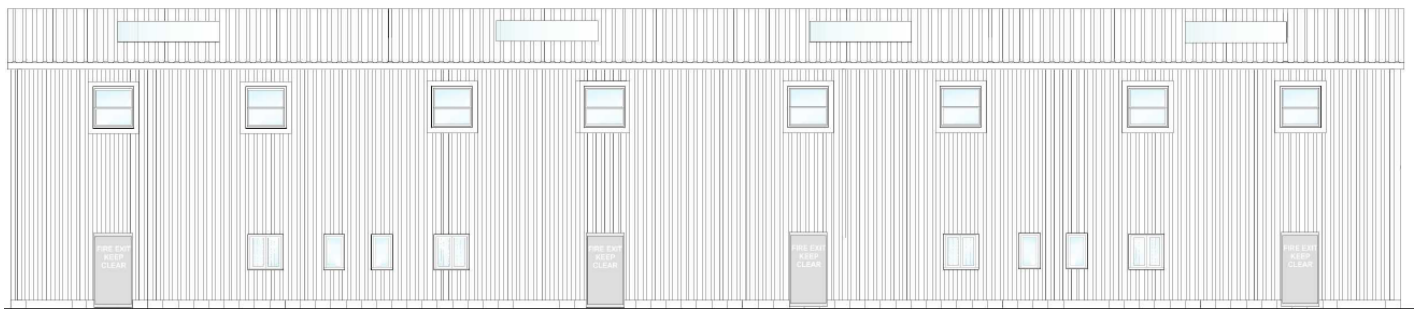
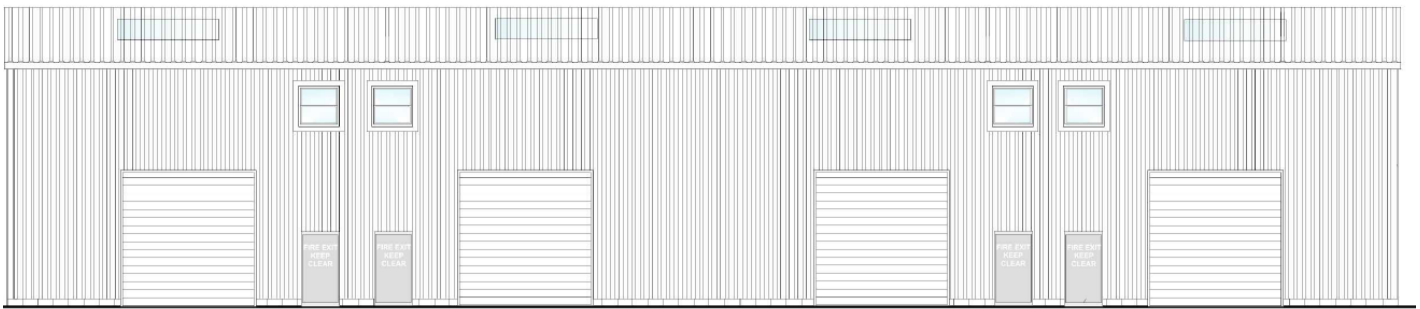
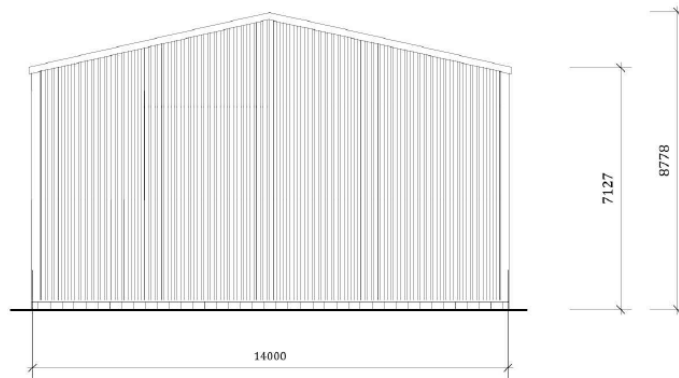
Andrew Algar – Director of Commercial Property

01403 282 519

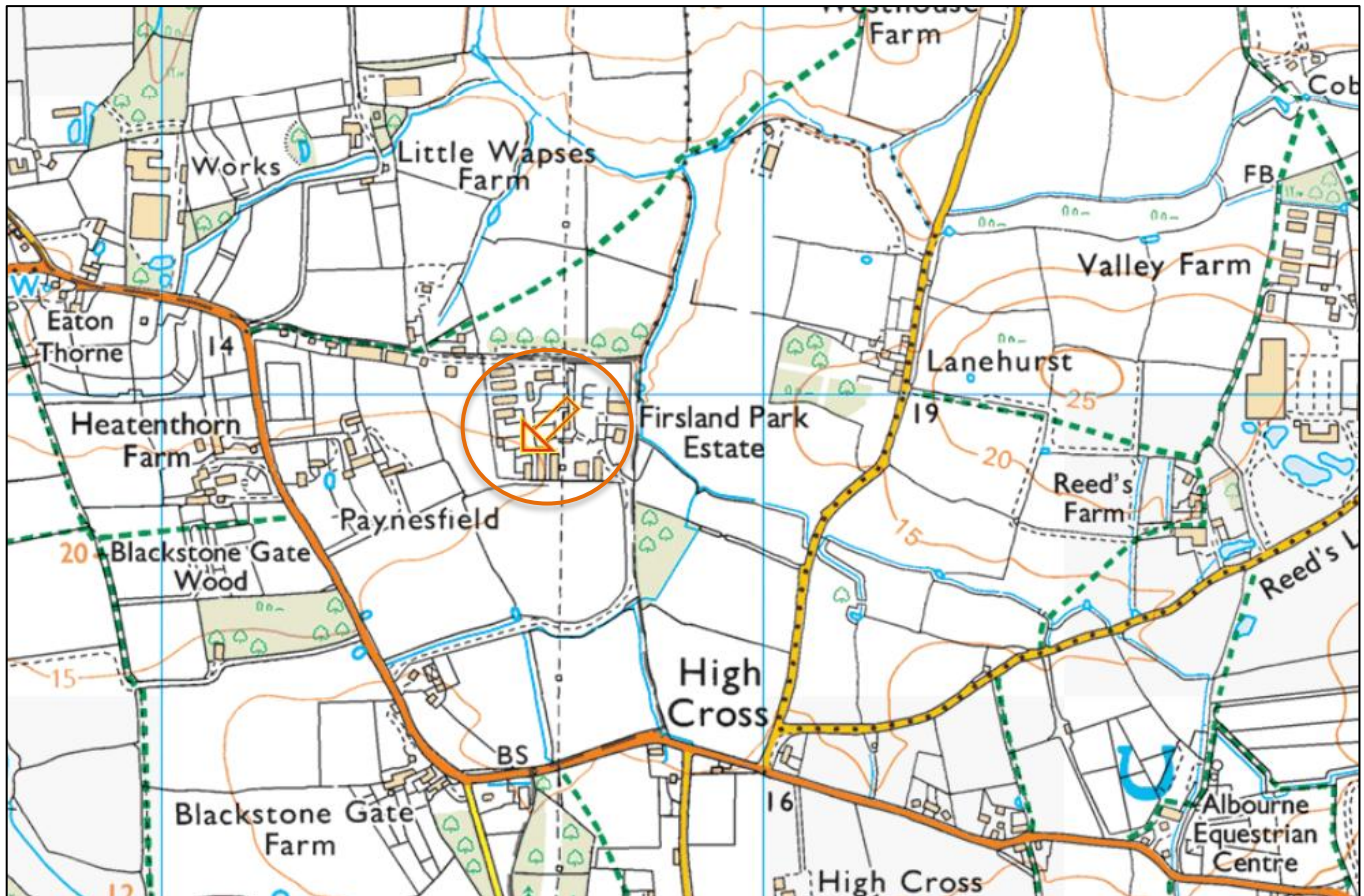
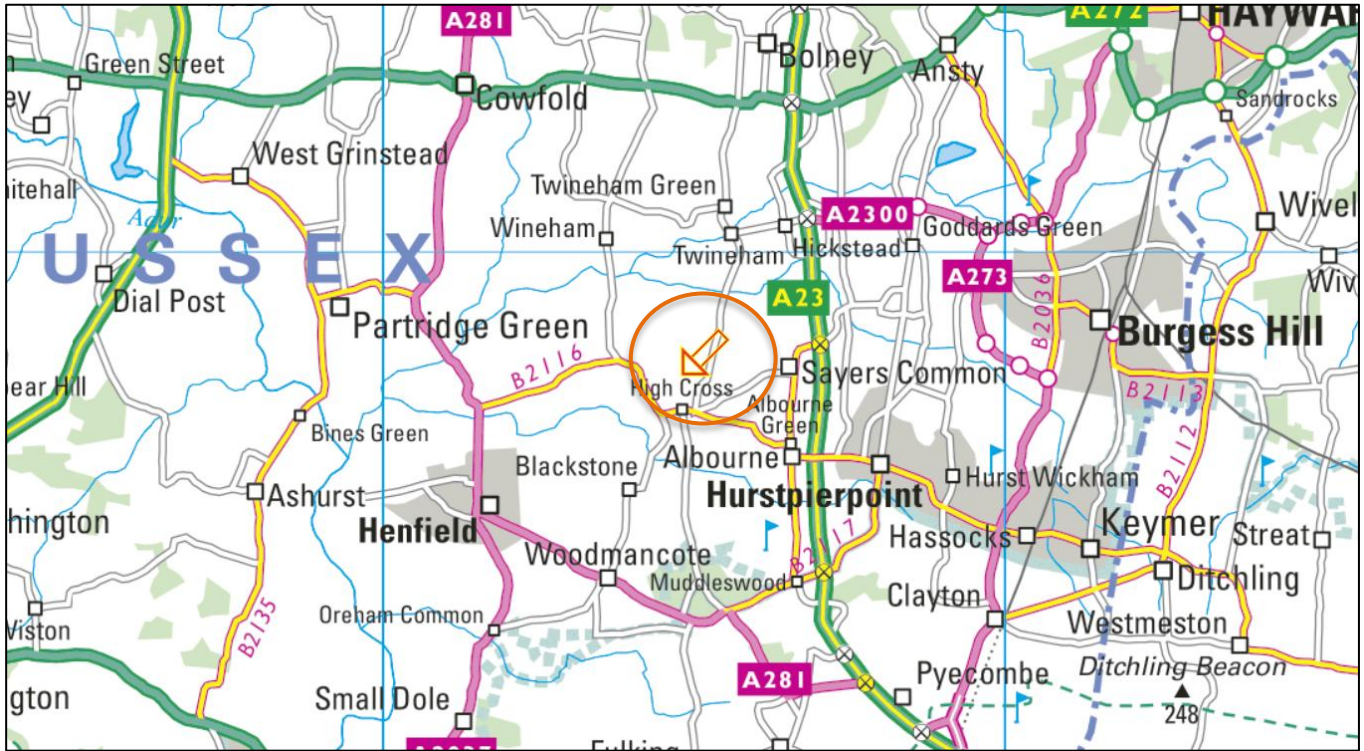
07868 434 449

andrew.algar@henryadams.co.uk

FRONT & REAR ELEVATIONS – NOT TO SCALE



LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.